



GRASSROOTS
REALTY GROUP

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83, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2330013



\$364,900

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,231 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Basement Book Shelves, Kitchen floating shelves, Shelves in Primary, Ring Doorbell, Closet organizer in primary and downstairs

Welcome to the BEST VALUE in SOUTHWOOD VILLAGE. This beautifully updated two-storey home, features THREE BEDROOMS and NEW FLOORING from TOP TO BOTTOM. The RENOVATED KITCHEN offers stainless steel appliances and a fresh, modern feel, while the main-floor powder room has also been tastefully updated. Upstairs, you'll find three comfortable bedrooms, a 4-PIECE BATHROOM with a new vanity, and built-in hallway cabinetry for convenient additional storage. The FINISHED BASEMENT provides extra living space, a dedicated laundry area and large storage room. Outside, enjoy a PRIVATE, FULLY FENCED BACKYARD with convenient rear parking. Move-in ready and designed for comfortable everyday living! Located in the established community of SOUTHWOOD, close to schools, parks, shopping and everyday amenities. Enjoy convenient access to Southland and Anderson CTrain stations, Macleod Trail, Anderson Road and Southcentre Mall.